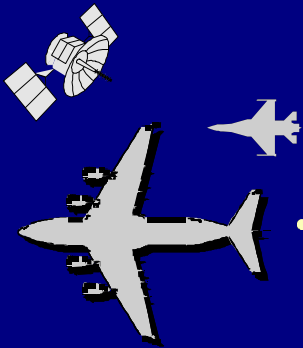




*THE AIR FORCE  
CIVIL ENGINEER*

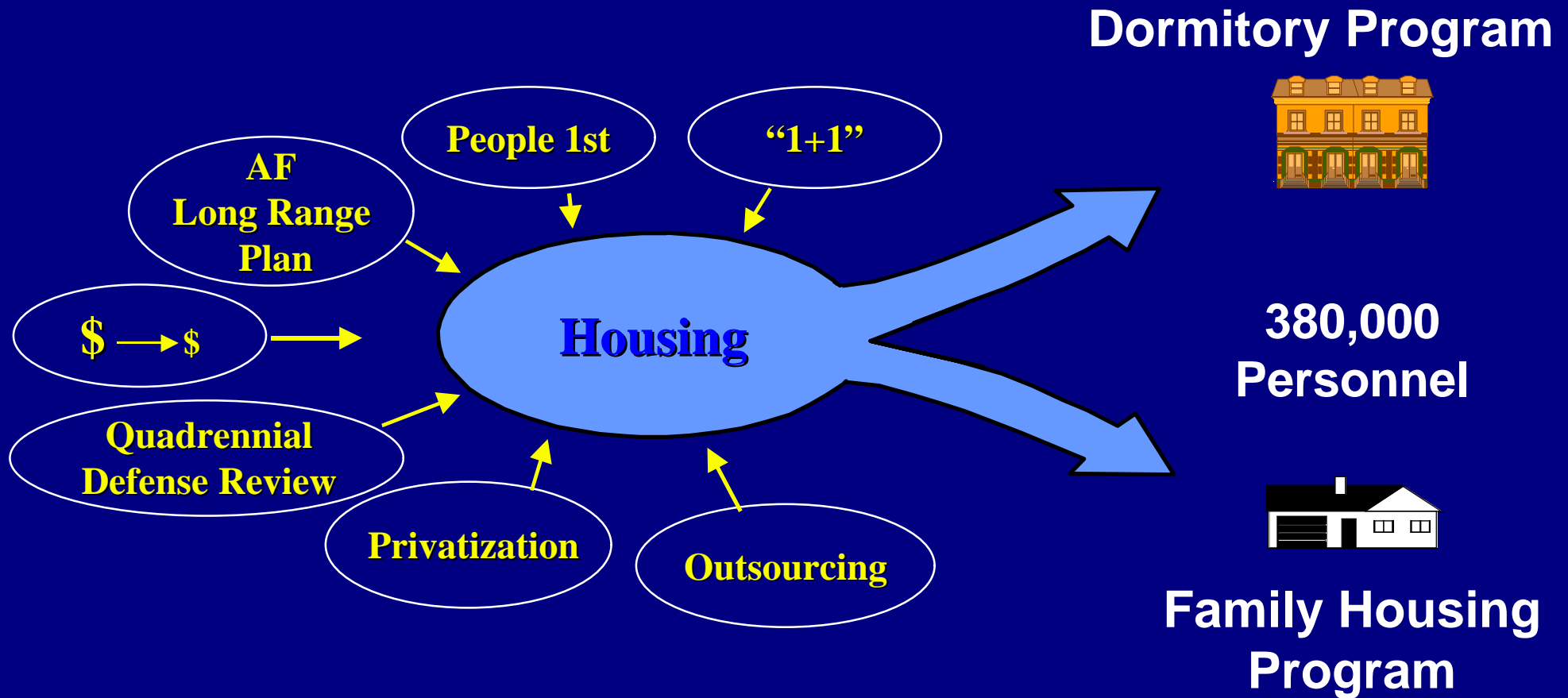
# ***AIR FORCE HOUSING***



**COLONEL DON MURPHY**



# Air Force Housing Current Programs





# **Air Force Housing Dormitory Program**

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- **Unprecedented change to all aspects of the dormitory program**
  - **New OSD 1+1 construction standard**
  - **Private room assignment policy**
  - **Programming policy - E-1 to E-4 on base**
  
- **Dormitory Master Plan - the requirements roadmap!**
  - **First corporate view of dorm deficit and condition**
  - **Recommends future investment strategy**



# Air Force Housing Dormitory Resources - Current

- Over a half-billion dollars invested in Air Force dormitory maintenance, repair and construction in FY96 and FY97

■ USAFE:	<u>FY96</u>	<u>FY97</u>
Congressional RPM:	\$33.4M	\$ 7.3M
MILCON:	<u>\$ 9.3M</u>	<u>\$23.8M</u>
Totals: (\$73.8M)	\$42.7M	\$31.1M





# Air Force Housing Dormitory MILCON Resources - FYDP

## Investment Strategy: “worst-first”

- Central “gang” latrines (Buy-out by FY99)
- Deficit Reduction
- Replace / convert 2+2 dorms

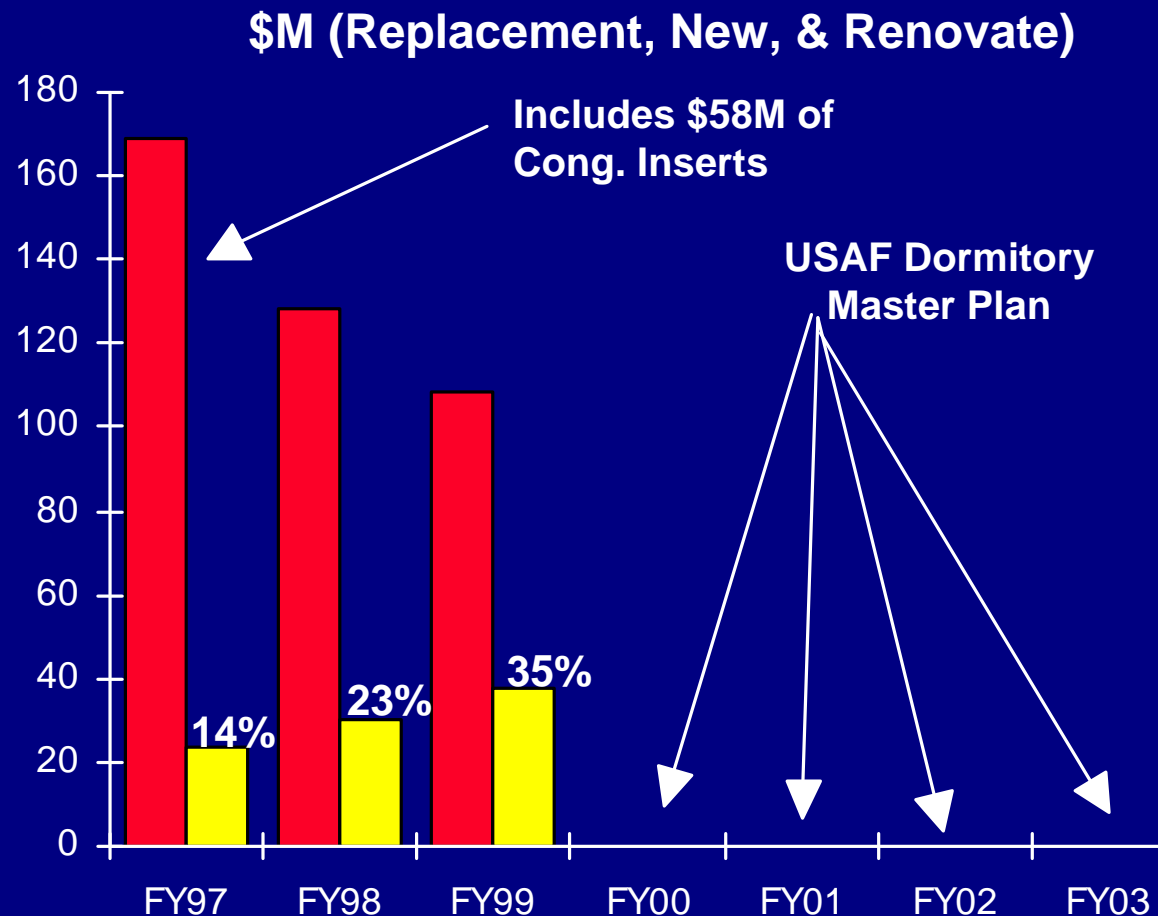
**FY98: 10 projects; 2,200 PNs**

- USAFE: 2 projects; 344 PNs

**FY99: 9 projects; 1,800 PNs**

- USAFE: 3 projects; 444 PNs
- Buys-out USAFE gang latrines!

**FY00-03: Deficit (worst-first)**





# **Air Force Housing**

## **Family Housing Corporate View**

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- **Need to “think outside the box”**



# Air Force Housing

## Family Housing Resources - Current

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■ Housing Inventory (units):      Air Force      USAFE  
   110,000      10,508

■ USAFE O&M plussed-up to compensate for OSD MILCON moratorium from FY90-95 and high area cost

■ Avg. Maintenance/Unit:      Air Force      USAFE  
   (FY97)      \$3600      \$5700

■ USAFE (\$M):      FY96      FY97

Congressional Adds:	\$ 0	\$ 0
MILCON:	\$ 11.7	\$ 11.9
Maintenance:	\$ <u>60.7</u>	\$ <u>60.6</u>
	\$ 72.4	\$ 72.5



# **Air Force Housing**

## **USAFE QoL Enhancements**

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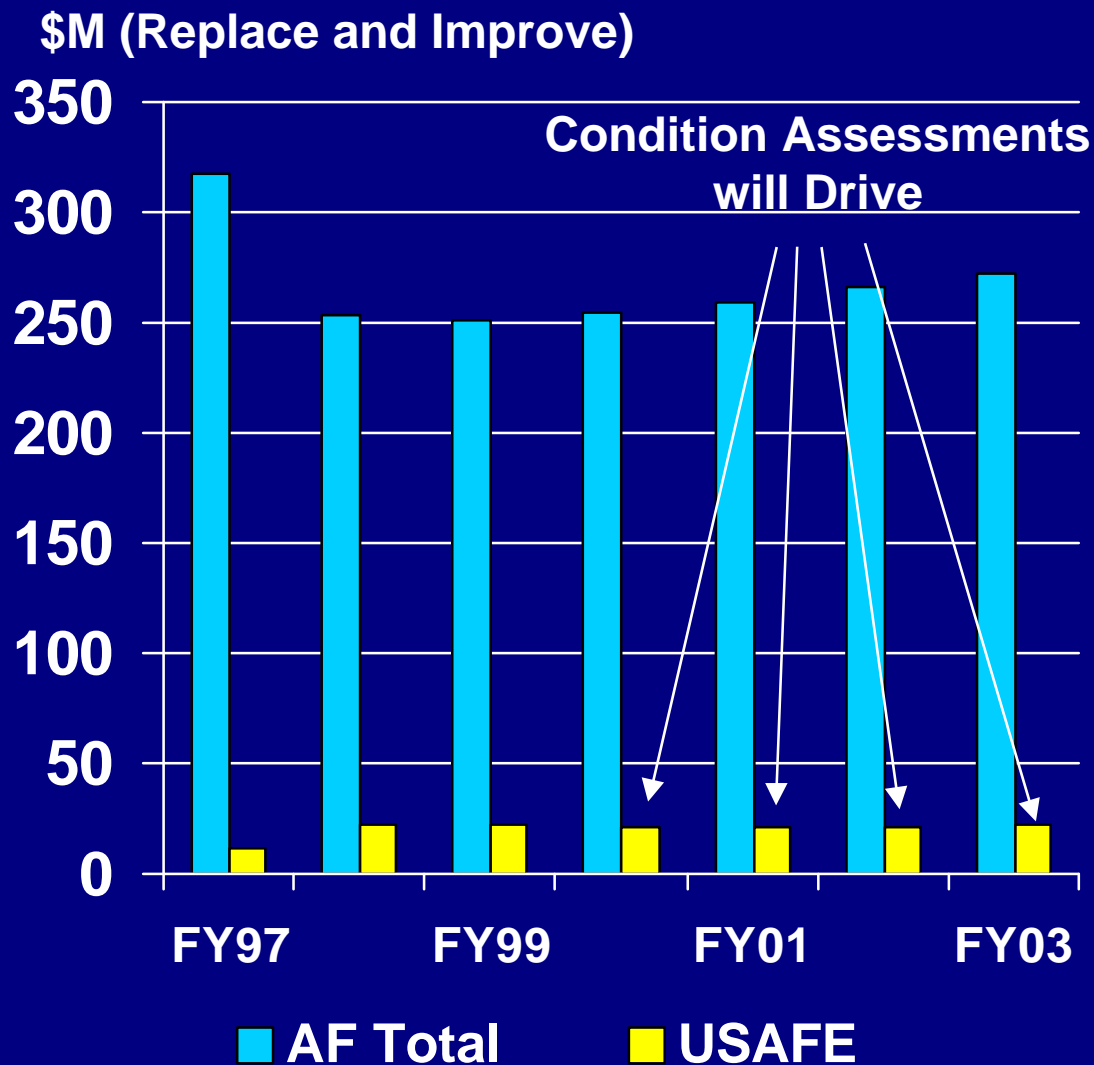
- **USAFE housing “atypical”**
  - **Stairwell construction vice single/duplex homes**
  - **Improvement and O&M “above-threshold” fixes versus Replacement**





# Air Force Family Housing Programming - Where We're Going

- Continue to enforce ROE - 100% obligation
- Align family housing investment strategies to meet fiscal constraints - "worst first"
- FY98 USAFE program: 6 projects, 190 units, \$21.6M
- FY99 USAFE program 6 projects (2 neighborhood), 138 units, \$22.1M
- FY00-03 Condition Assessment (worst first)





# **Air Force Housing Future Direction**

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- **Continue modernizing our homes and dorms**
  - **Advocate for continued RPM and MILCON funds from Congress, SECDEF, and AF**
    - **Corporatize allocation of funds - “worst first”**
  - **Look to privatization to leverage limited funds**
    - **Innovative solutions overseas**
- **Housing standards for the next century**
  - **Whole House/Whole neighborhood standard**
    - **Focus efforts to improve “stairwell living”**
  - **1+1 dorm construction/private room assignment policy**
- **Bottomline: keep momentum on quality housing**



# **Air Force Housing Summary**

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**“ People are the heart of the Air Force’s military capability, and people will continue to be the most important element of the Air Force’s success in capitalizing on change.”**

**Excerpt from *Global Engagement: A Vision for the 21st Century Air Force***

**“People...the foundation of our strength”**

**Gen. Fogelman, Jan 97**

**“Investments in Quality of Life create the living...environments that allow our military members...to excel and their families to thrive... . The biggest return on this investment is the retention of quality people... .”**

**Excerpt from *1997 Air Force Quality of Life Focus***